

**Community & Economic Development Department
Planning Division**

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May 29, 2013

Housing Policy Department
Received on:
MAY 31 2013

State of California
Housing & Community Development
Attention: Steve Alexander
1800 3rd Street, Suite 430
Sacramento, CA 95814

Re: 2012 Annual Report of the Planning Commission

Dear Mr. Alexander:

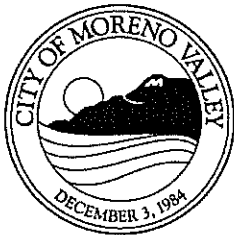
Please find enclosed a copy of the City of Moreno Valley's 2012 Annual Report of the Planning Commission approved on May 28, 2013. This Annual Report is submitted as required by the California Planning Law, Government Code 65400.

Sincerely,

John C. Terrell, AICP
Planning Official

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Enclosure



CITY OF MORENO VALLEY

Community & Economic Development Department
Planning Division

Planning Commission
ANNUAL REPORT
To the City Council

JANUARY – DECEMBER 2012

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ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)

	DISTRICT	TERM EXPIRES
Richard A. Stewart, Mayor	2	November 2014
Jesse L. Molina, Mayor Pro-Tem	1	November 2012
Robin Hastings	3	November 2012
William H. Batey II	5	November 2012
Marcelo Co	4	November 2014

PLANNING COMMISSION (Appointed)

	TERM EXPIRES
Mary E. Van Natta, Chairperson	March 31, 2015
George Salas, Jr., Vice-Chairperson	March 31, 2013
Jeffrey Giba	March 31, 2013
Amber Crothers	March 31, 2015
Carlos Ramirez	March 31, 2013
Thomas Owings	March 31, 2015
Ray L. Baker	March 31, 2013

CITY MANAGER

Henry Garcia

ASSISTANT CITY MANAGER

Michelle Dawson

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Barry Foster, Director

Planning Division

John Terrell, AICP Planning Official
Daris Vargas, Senior Administrative Assistant
Grace Espino-Salcedo, Administrative Assistant
Chris Ormsby, AICP Senior Planner
Mark D. Gross, AICP Senior Planner
Claudia Manrique, Associate Planner
Gabriel Diaz, Associate Planner
Jeffrey Bradshaw, Associate Planner
Julia Descoteaux, Associate Planner
Leticia Esquivel, Senior Permit Technician
Yahnel Bishop, Permit Technician
Summer Looy, Permit Technician

MAJOR ACCOMPLISHMENTS

MAJOR ACCOMPLISHMENTS

The Moreno Valley Planning Commission is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Development and Specifications, are the major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments, summarize ongoing projects, and describe special studies that the Moreno Valley Planning Commission has been working on during the 2012 calendar year. A major function of this report is to acknowledge and evaluate the ongoing implementation of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Major Accomplishments in 2012 were:

Major development projects reviewed by the Planning Commission in 2012 were as follows:

- PA11-0042 (Conditional Use Permit) Conditional Use Permit for a family entertainment center to be located within the existing Moreno Valley Mall providing bowling, arcade games, party rooms with karaoke, billiard tables, ping pong and a food and beverage area serving beer and wine. Located at 22500 Town Circle, 2nd Floor in the Moreno Valley Mall.
- PA12-0001 (Heacock Street Extension Circulation Element) Modification of the Circulation Plan of the General Plan to designate Heacock Street as an arterial street extending south of San Michele Road to the southerly City boundary. This modification is also proposed for the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208. Located between San Michele Road and the southerly City boundary.
- P10-050 (Specific Plan Amendment), PA10-0026 (General Plan Amendment) and PA10-0027 (Change of Zone) Specific Plan Amendment to repeal the Cactus Corridor Specific Plan and in its place rely on existing General Plan land use designations and newly established City zoning districts. Except for a minor change to a portion of a proposed City Park site from Open Space (OS) to Residential 10 (R10), existing General Plan Land Use designations will remain in place; establish City zoning districts for all properties within the Specific Plan boundaries with City zoning districts that are compatible with existing Specific Plan land use designations. Cactus Corridor Specific Plan, located generally, between Moreno Beach Drive and Sinclair Street and Brodiaea Avenue and Cactus Avenue.
- PA11-0038 (Conditional Use Permit), P11-098 (Amended Plot Plan) and P12-012 (Administrative Variance) Conditional Use Permit and an Amended Plot Plan for a 3,838 square foot fast food restaurant with drive-thru within the Moreno Valley Plaza commercial shopping center on a shared 18.20 acre site within the Community Commercial (CC) land use district and Village Specific Plan (SP 204); Administrative Variance for a building trellis encroaching two (2) feet into the front yard setback and the demolition of a 6,636 square foot retail building. Located at 23831 Sunnymead Boulevard, south side of Sunnymead, between Graham and Heacock Streets.

- PA10-0030 (Municipal Code Amendment) Amendment to various municipal code regulations to encourage site plan and energy efficiency. Location: Citywide.
- PA12-0007 (Tentative Parcel Map No. 36449) and PA11-0041 (Plot Plan) Tentative Parcel Map No. 36449 to subdivide 6.84 acres into 5 lots for commercial purposes and a Plot Plan to develop one parcel into a retail store. The retail store will be on a one acre parcel and be approximately 8,320 square feet. The zoning is Neighborhood Commercial (NC). Located at the southwest corner of Perris Boulevard and John F. Kennedy Drive (APN: 485-081-034).
- PA12-0002 (Conditional Use Permit) A Conditional Use Permit to expand the use of the existing bowling alley to include an arcade area. The bowling center will include a 20 lane bowling alley, arcade games, billiard tables, skating or remote control car areas, a banquet room, sports area, and a food and beverage service area serving beer and wine. Located at 23750 Alessandro Boulevard, Suite K.
- PA12-0008 (Municipal Code Amendment) Municipal Code Amendment to Section 9.12.060.D to increase maximum sign copy area for drive-through restaurant pre-menu and menu boards from 36 square feet to 48 square feet or a maximum of 64 square feet for a single menu board. The maximum height for menu boards to increase from 6 feet to 8 feet inclusive of the sign base. Location: Citywide
- PA08-0033 (General Plan Amendment), PA08-0034 (Change of Zone) and PA08-0035 (Conditional Use Permit) Conditional Use Permit for a Smog Inspection Station and Tire Sales commercial business, which requires a General Plan Amendment and Change of Zone. Located at 22184 Alessandro Boulevard.
- PA12-0018 (Conditional Use Permit) Conditional Use Permit for a full service sports bar and grill (restaurant) with entertainment to be located within the existing Lakeshore Village shopping center. The entertainment will include karaoke, billiards, a jukebox, and a DJ with dancing. Full bar alcoholic beverages will be served. The project is within the Specific Plan 168 Scenic Highway Commercial. Located at 23579 Sunnymead Ranch Parkway, Suite 119-122.
- P11-090 (Environmental Impact Report), PA09-0004 (Plot Plan) and PA09-0022 (Tentative Parcel Map No. 36162) Plot Plan for development of a 1,616,133 square foot warehouse distribution building on a 71.13 net acre site. The building includes 268 dock high doors and 44,000 square feet of office area in four potential office locations; Tentative Parcel Map No. 36162 to combine four existing parcels into a single parcel for development of the 1.6 million square feet warehouse distribution facility. Certification of an Environmental Impact Report is required for approval of this project.
- PA11-0013 (Municipal Code Amendment) Modify Title 9 of the Municipal Code for energy efficiency measures equal to and above current 2011 California Green Building code standards necessary to adopt Reach Codes, including the modification of Section 9.05.040, "Industrial Site Development Standards", Section 9.17.030 "Landscape and Irrigation Design", Section 9.11.040 "Off Street Parking Requirements", Section 9.03.040 "Residential Site Development Standards", Section 8.80.020 "Waste Diversion Requirements" and Section 8.80.030 "Waste Management Plan." Location: Citywide.

- PA12-0026 (General Plan Amendment to the Circulation Plan) Modification of the Circulation Plan of the General Plan to provide the following cross-section for Nason Street. A 4-lane divided arterial with 120 foot right-of-way and an 86 foot roadway width. The existing cross-section identified this segment of Nason Street as a 4-lane divided arterial with a 100 foot right-of-way and a 76 foot roadway width between Alessandro Boulevard and Dracaea Avenue, and a 110 foot right-of way and 86 foot wide roadway width between Dracaea Avenue and Fir Avenue. Located between Nason Street between Alessandro Boulevard and Fir Avenue.
- P08-053 (Tentative Tract Map 35931) and PA08-0054 (Plot Plan) Tentative Tract Map for condominium purposes and a Plot Plan to build 135 condominium units on 10.41 acres of land. The site is located on the southwest corner of Iris Avenue and Via del Lago within the Specific Plan 193 Medium Residential zone which allows for multi-family units.
- PA12-0027 (Development Code Amendment) To adopt an Energy Efficiency and Climate Action Strategy Document. Includes potential programs and policies to reduce overall energy use, increase the use of renewable energy, and identify the life cycle costs of future City projects. Location: Citywide.
- PA11-0025 (Plot Plan), PA11-0026 (Tentative Tract Map No. 36401), PA11-0027 (Conditional Use Permit) Tentative Tract Map to subdivide 19.4 acres into 41 lots and 9 common areas lots to build three types of residential units; Conditional Use Permit for lots 1-40 for 36 detached single-family units on lots 1-36 with an additional 56 clustered units on lots 37-40; Plot Plan for a 125 unit multiple family apartment project with a recreation building and tot lot on the 7.25 acres of Lot 41 parcel; Variance to allow parking to encroach into street side setbacks because of unique site constraints (parcel shape and topography). This project will replace the 227 unit condominium project previously approved by the Planning Commission for this site in April 2005 (PA04-0151 and PA04-0152). Located at the northeast corner of Lasselle Street and Krameria Street in the Moreno Valley Ranch Specific Plan (SP 193).
- P12-057 (Environmental Impact Report), PA12-0019 (Plot Plan), PA12-0020 (Plot Plan), PA12-0021 (Plot Plan), PA12-0022 (Change of Zone) Plot Plan for either a 164,720 SF warehouse building or an enclosed truck storage area on 7.6 acres at the northeast corner of Cactus Avenue and Frederick Street (APN 297-170-027); Plot Plan to add 507,720 SF to an existing 779,016 SF warehouse building for a total of 1,286,736 SF on an 18.6 acre site located at the northwest of Cactus Avenue and Graham Street (this project requires the vacation of existing Joy Street between Brodiaea Avenue and Cactus Avenue - APN 297-170-067, -075, and -076); Plot Plan for a new 607,920 SF warehouse facility on approximately 30 acres located at the northwest corner of Graham Street and Brodiaea Avenue (this project requires the vacation of existing Joy Street north of Brodiaea Avenue - APN 297-170-064, -065, and -082); Change of Zone from Business Park Mixed-Use (BPX) to Light Industrial (LI) for the 7.6 acres located at the northeast corner of Cactus Avenue and Frederick Street (APN 297-170-027). Approval of project to require certification of EIR. Located near or at the northeast corner of Frederick Street and Cactus Avenue.

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- PA11-0001 (General Plan Amendment), PA11-0002 (Master Plot Plan), PA11-0003 (Plot Plan), PA11-0004 (Plot Plan), PA11-0005 (Plot Plan), PA11-0006 (Plot Plan), PA11-0007 (Tentative Parcel Map), P11-004 (Specific Plan Amendment) and P11-005 (Environmental Impact Report) General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, Master Plot Plan and Four Plot Plans to amend the Circulation Element of the General Plan and Moreno Valley Industrial Area Plan (SP 208) to realign Krameria Street and subdivide a 75.05 gross acre (66.91 net acre) portion of land into four separate parcels to include four (4) individual industrial buildings totaling 1,484,407 square feet within the Industrial (I) land use district. Located at the southeast corner of Iris Avenue and Heacock Street.

Other Development Projects reviewed by the Planning Commission in 2012 as follow:

- P12-077 (Amended Conditional Use Permit) An Amended Conditional Use Permit (CUP) for a two phase 98,700 square foot 138-unit (150 bed) senior assisted living and memory care facility on 7.33 acre parcel of land within the Residential 15 (R15) land use district. Located at the southwest corner of Brodiaea Avenue and Moreno Beach Drive.
- P12-102 (Amended Master Plot Plan) and P12-103 (Amended Plot Plan) Amended Master Plot Plan to revise the current Master Site Plan and an Amended Plot Plan to accommodate a 8,220 first floor expansion of the emergency room area of the existing hospital building; includes a revision to the interior of the existing building. Located in the Office Commercial (OC) zone within the Medical Office Overlay District (MOU) at 27300 Iris Avenue (APN: 486-310-023, -024).

GENERAL PLAN IMPLEMENTATION

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The General Plan and the Development Code gives the City of Moreno Valley the tools necessary to guide the development of the City into the next century.

The Planning Commission held public hearings on amendments to the General Plan and the Development Code. The amendments were approved by the Planning Commission and forwarded to the City Council for their approval.

The following General Plan Amendments were recommended for approval by the Planning Commission in 2012:

- PA12-0001 (Heacock Street Extension Circulation Element) Modification of the Circulation Plan of the General Plan to designate Heacock Street as an arterial street extending south of San Michele Road to the southerly City boundary. This modification is also proposed for the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208. Located between San Michele Road and the southerly City boundary.
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- PA11-0013 (Municipal Code Amendment) Modify Title 9 of the Municipal Code for energy efficiency measures equal to and above current 2011 California Green Building code standards necessary to adopt Reach Codes, including the modification of Section 9.05.040, "Industrial Site Development Standards", Section 9.17.030 "Landscape and Irrigation Design", Section 9.11.040 "Off Street Parking Requirements", Section 9.03.040 "Residential Site Development Standards", Section 8.80.020 "Waste Diversion Requirements" and Section 8.80.030 "Waste Management Plan." Location: Citywide.
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PROJECT ACTIVITY

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SUMMARY OF PLANNING COMMISSION PROJECT ACTIVITY FOR THE PERIOD JANUARY 2012 THROUGH DECEMBER 2012

PROJECT TYPE	TOTAL PROJECTS REVIEWED
Amended Design Manual	0
Amended Plot Plan	0
Change of Zone	3
Conditional Use Permit	6
Conditional Use Permit Amendment	1
Development Agreement	0
Development Agreement Amendment	0
Environmental Impact Report	3
Municipal Code Amendment	4
General Plan Amendment	5
Modification to Conditions of Approval	0
Parcel Map	0
Plot Plan	11
Plot Plan Amendment	2
Reversion to Acreage	0
Sign Program Amendment	0
Specific Plan Amendment	2
Specific Plan Adoption	0
Tentative Parcel Map	3
Tentative Parcel Map Amendment	0
Tentative Tract Map	2
Tentative Tract Map Amendment	0
Tentative Tract Map Variance	0
Variance	2
Master Plot Plan and Related	2
10 Year Capital Plan Amendment (CIP)	0
TOTAL PROJECTS	46

- * This does not include Administrative Approvals that include such projects as: new construction not within 300' of residential, home occupation permits and signs. There were **743** Administrative Approvals and **424** plan check reviews in 2012.